

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
January 28<sup>th</sup> 2015**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD  
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE  
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.  
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of January 14<sup>th</sup>, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE  
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE  
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY  
COUNCIL, AT ITS REGULARLY-SCHEDULED MEETING OF TUESDAY,  
FEBRUARY 10, 2015:**

3. **Variance** permit to allow the construction of a single-family residence on a substandard lot with a frontage of 40' and total area of 5,400 square feet (75' width and 7,500 square feet required); allow a proposed rear setback of 19' (25' required). Property located at 758 East 30 Street, Hialeah, zoned R-1 (One Family District).  
**Applicant: Laura Safonts**

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- 4. Variance** permit to allow the construction of a single-family residence on a substandard lot with a frontage of 54.30', more or less, (75' required) and total area of 5,158 square feet, more or less, (7,500 square feet required). Property located at 660 West 23 Street, Hialeah, zoned R-1 (One Family District).  
**Applicant: Alari Holdings, LLC**
- 5. Variance** permit to allow a pervious area of 21.5% (minimum of 30% required), lot coverage of 38.7% (maximum of 30% required); allow existing west side setback of 5.30' (7.5' required) for first unit, existing west side setback of 7.20' (7.5' required) and existing rear setback of 7.20' (25' required) for second unit, and allow a second residential unit with a floor area of 595 square feet, where a minimum of 1,500 square feet are required. Property located at 333 East 13 Street, Hialeah, zoned R-2 (One and Two Family Residential District).  
**Applicant: Yanm Morales Pla**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 6.** Old Business.
- 7.** New Business.
- 8.** Planner's Report.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.